

October 16, 2007 CPC



STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION

08PS0133

Smith Packett Med-Com, Inc  
(The Crossings at Bon Air)

Midlothian Magisterial District  
North line of Midlothian Turnpike

REQUEST: Approval of an adjustment to a schematic plan previously approved through Planning Commission review.

RECOMMENDATION

Staff recommends approval with one (1) condition for the following reasons:

1. When revised per the Condition, the revised schematic plan is in compliance with the zoning conditions regarding land uses, density and transitions to external land uses of Cases 03SN0202 and 04SN0201.
2. The schematic plan provides adequate access for the proposed uses and transitions between uses for a continuous care facility.

CONDITION

Revise the layout at time of site plan review so that the Condo I and Condo II buildings are turned and vehicular access is revised approximately as shown in the attached "Revised Plan by Staff".

## GENERAL INFORMATION

### Associated Public Hearing Cases:

74SN0026 – Brighton Green Land Corporation  
03SN0202 – M-3 Investors LLC  
04SN0201 – M-3 Investors LLC  
04PR0391 – Smith Packett Med-Com, Inc.  
05PS0315 – Smith Packett Med-Com, Inc.

### Developer:

Smith Packett Med-Com, Inc

### Design Consultant:

Site Engineer and Landscape Architecture - Balzer and Associates

### Location:

Located on the north line of Midlothian Turnpike and on the east line of North Pinetta Drive. Tax IDs 753-706-9512, 754-705-5275, 754-706-1128 and 3718 (Sheets 6 & 7).

### Existing Zoning and Land Use:

Residential (R-7) and Community Business (C-3) with Conditional Use; Commercial (nursing care facility), residential or vacant.

### Size:

17.6 acres

### Adjacent Zoning and Land Use:

North - R-7; Single family residential  
South - C-3 and C-5; Commercial, office and public/semi-public (U.S. Post Office)  
East - R-7 and C-3; Residential, commercial, or vacant  
West - O-2; Office

## BACKGROUND

Schematic plan review by the Planning Commission is required by Section 19-261 of the Zoning Ordinance for mixed-use developments. The Planning Commission approved schematic plan Case 05PS0315 on April 19, 2005. The applicant is requesting that the schematic plan be revised. The revisions will relocate the medical office building to the west of the nursing care facility and locate one (1) residential multi-family building (shown as Condo I on the plan) in

Tract C where the medical office was previously shown to be located. The revised schematic plan will also locate a second new residential multi-family building (Condo II) west of the larger residential multi-family building (independent living/assisted living) in Tract B.

The revised location of the medical office building is in compliance with the zoning conditions regarding land uses, density and transitions to external land uses. However staff believes that in order for Condo I and Condo II to meet zoning conditions, revisions are required.

Condo II is located in Tract B and subject to Condition III.A.3.b.i of zoning Case 03SN0202, which reads as follows:

Site Design. The multi-family development shall be restricted to a maximum of two (2) buildings to be located generally parallel to Tract A with parking areas to be located south of the buildings. Furthermore, alternate locations for the multi-family building(s) shall be permitted if the overall campus site design provides for other permitted uses to be located generally parallel to Tract A with the parking areas to be located generally south of the buildings. This would not preclude fire access as required by the fire department to the north of the buildings. Should such building(s) be located within 400 feet of the ultimate right of way of Midlothian Turnpike, this building/parking orientation requirement shall not apply. (P)

Condo I is located in Tract C and subject to Condition IV.A.2 of zoning Case 03SN0202, which reads as follows:

Residential multi-family uses, subject to the requirements identified for Tract B. (P)

Both Condo I and Condo II have located the majority of parking spaces underground behind the building walls. However, the buildings and parking have been oriented such that the remaining parking does not meet the intent of the zoning conditions noted above that require parking to be generally south of the buildings.

Staff however believes that changes can be provided that would allow the site to meet this intent. Staff recommends that Condos I & II be rotated approximately as shown on the attached "Revised Plan by Staff" so that parking is generally south of the buildings.

### CONCLUSIONS

Staff recommends approval with one (1) condition for the reasons noted.

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**BALZER AND ASSOCIATES, INC.**  
REGISTERED PROFESSIONAL ENGINEERS  
PLANNERS • ARCHITECTS  
ENGINEERS • SURVEYORS

501 Branchway Road  
Richmond, Virginia 23226  
Phone: (804) 781-1111  
Fax: (804) 781-1135

1221 Eastwood Drive  
Richmond, Virginia 23226  
Phone: (804) 781-1111  
Fax: (804) 781-1135

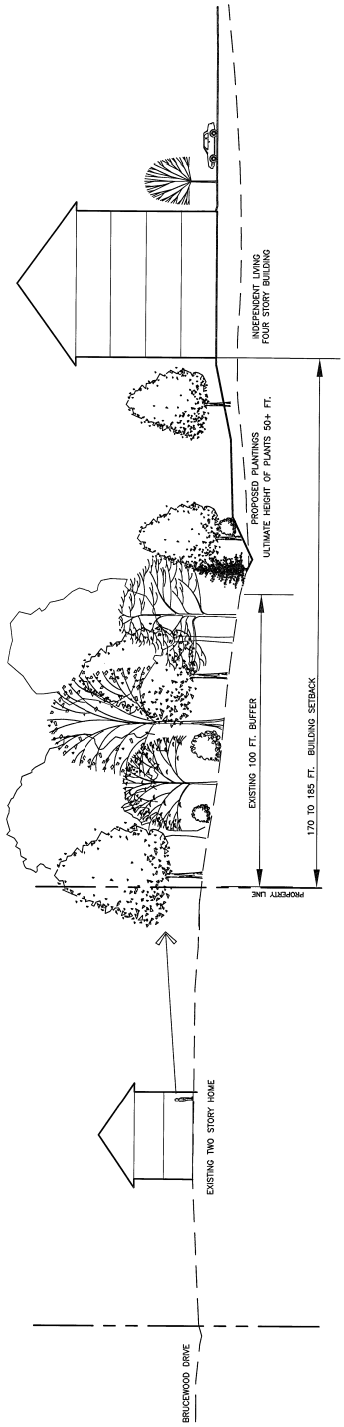
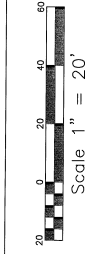
1001 Commonwealth Blvd  
Arlington, Virginia 22204  
Phone: (703) 838-1111  
Fax: (703) 838-1135

CROSS SECTIONS  
MIDDLEBURY DISTRICT  
CHESTERFIELD COUNTY, VIRGINIA

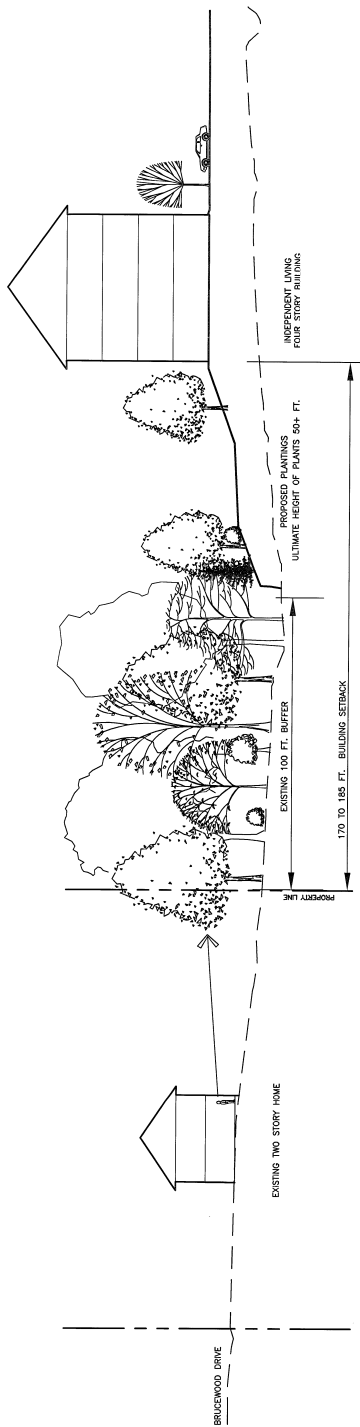
THE CROSSINGS AT BON AIR

DRAWN BY: SNC  
DESIGNED BY: SNC  
CHECKED BY: ADB  
DATE: 3-15-04  
REVISIONS:

SCALE: 1"=20'  
SHEET NO. 3  
JOB NO. C0400145



CROSS SECTION A



CROSS SECTION B

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# THE CROSSINGS AT BON AIR

MIDLOTHIAN DISTRICT  
CHESTERFIELD COUNTY, VIRGINIA



**BALZER**  
LANDSCAPE ARCHITECTS

www.balzer.cc  
501 Breckinridge Road  
Suite 200  
Richmond, VA 23220  
Phone: (804) 775-0071  
Fax: (804) 775-0055

DESIGNED BY: DUL  
CHECKED BY: DUL  
DATE: 03-15-05

REVISIONS:  
07-09-07  
07-17-07

SCALE: 1" = 50'  
SHEET NO. 4

JOB NO. CO4400145.00

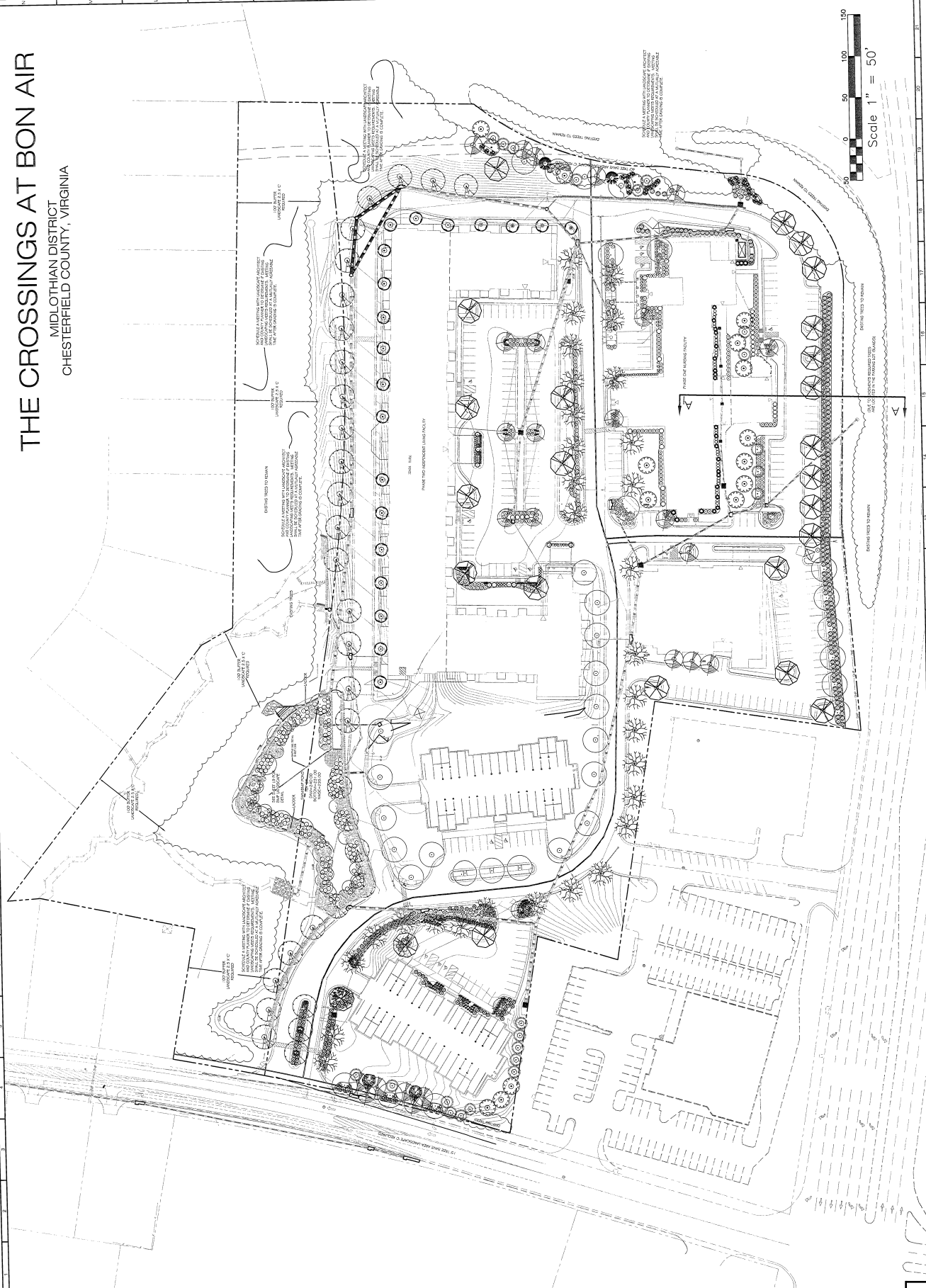
THE CROSSINGS AT BON AIR  
LANDSCAPE OVERALL  
MIDLOTHIAN DISTRICT  
CHESTERFIELD COUNTY, VIRGINIA

DESIGNED BY: DUL  
CHECKED BY: DUL  
DATE: 03-15-05

REVISIONS:  
07-09-07  
07-17-07

SCALE: 1" = 50'  
SHEET NO. 4

JOB NO. CO4400145.00

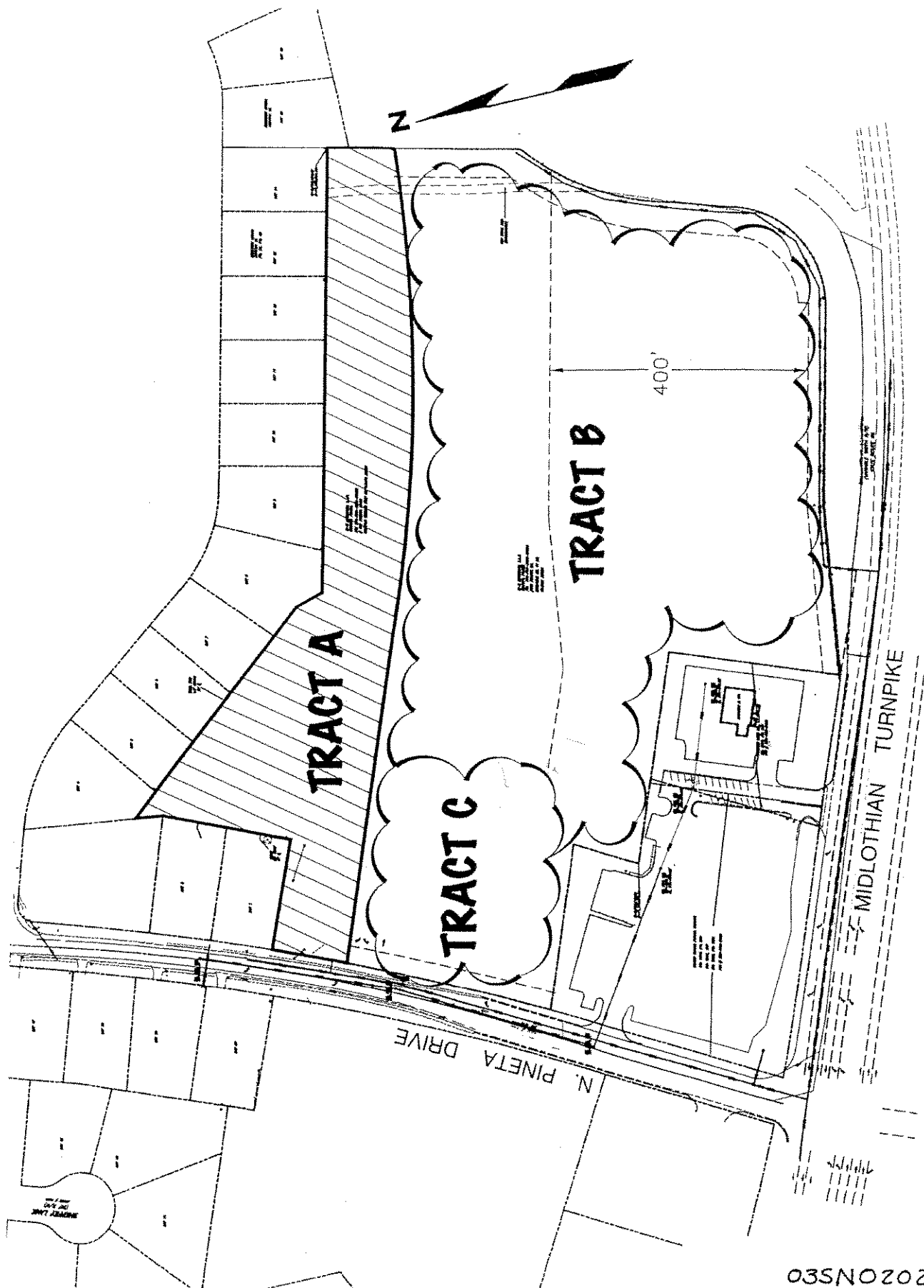


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